

TOWN OF LOS ALTOS HILLS

PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, AUGUST 3, 2006 AT 7:00 P.M.

Council Chambers, 26379 Fremont Road, Los Altos Hills www.losaltoshills.ca.gov

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

3. PUBLIC HEARINGS

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names and addresses are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-three (23) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

>Planning Commission Ex Parte Contacts Policy Disclosure

3.1 LANDS OF KIRK AND STUBBS, 26691 MOODY ROAD AND 26811 MOODY COURT (3-04-LLA); A request for a Lot Line Adjustment and Conditional Exception per Section 9-1.1501. The proposal would increase the size of the property at 26691 Moody Road (Kirk) from 0.34 to 0.54 net acres. The proposal would reduce the size of the property at 26811 Moody Court (Stubbs) from 0.99 acres to 0.94 net acres, which is less than the minimum lot size requirement per Section 9-1.604. CEQA Review: exempt per 15305 Class 5 (a). (staff-Brian Froelich)

4. OLD BUSINESS

- 4.1 ESTATE HOMES ORDINANCE – Proposed ordinance recommended by the Ad Hoc Planning Committee defines “estate homes” and addresses the calculation of floor area, setbacks, and the approval process for estate homes. (staff-Brian Froelich)

5. NEW BUSINESS

- 5.1 WATER EFFICIENT LANDSCAPING ORDINANCE - Proposed ordinance recommended by the Purissima Hills Water District amends the site development review process to require submittal of landscaping and irrigation plans and water use data for review by the Water District. (staff-Debbie Pedro)

6. REPORT FROM THE CITY COUNCIL MEETING

- 6.1 Planning Commission Representative for July 27th-Commissioner Clow
6.2 Planning Commission Representative for Sept 14^h-Commissioner Harpootlian
6.3 Planning Commission Representative for Sept. 24th-Chairman-Collins
6.4 Planning Commission Representative for Oct. 12th-Commissioner Carey

7. APPROVAL OF MINUTES

- 7.1 Approval of July 20, 2006 minutes.

8. REPORT FROM FAST TRACK MEETING-JULY 25 AND AUGUST 1, 2006

- 8.1 LANDS OF WANG, 25617 Elena Road (2-06-ZP-SD) A request for a Site Development Permit for a 4,570 sq. ft. new residence (maximum height 24’6”). CEQA Review: Categorical Exemption per Section 15303(a) (staff-Debbie Pedro)
- 8.2 LANDS OF DAVILA, 24005 Oak Knoll Circle (60-06-ZP-SD-GD) A request for a Site Development Permit for a 7,538 sq. ft. two-story new residence with a 644 sq. ft. basement (maximum height 27’), a 865 sq. ft. secondary dwelling unit and a 800 sq. ft. swimming pool. CEQA review: Categorical Exemption per Section 15303(a). (staff-Debbie Pedro)

9. REPORT FROM SITE DEVELOPMENT MEETING-JULY 25, 2006

- 9.1 LANDS OF MAHONEY, 12139 Foothill Lane (102-06-ZP-SD); A request for a Site Development Permit for a landscape screening plan of the new 5,373 square foot residence approved in September 2005. (staff-Brian Froelich) (CONTINUED FROM JULY 11, 2006)

10. ADJOURNMENT